

SUPPLEMENTAL
REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: November 26, 2025

HEARING DATE: December 10, 2025 AGENDA ITEM: 6

PROJECT NUMBER: R2005-01452-(3)

PERMIT NUMBER(S): Variance No. 200900001

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 2354 Topanga Canyon Boulevard, Topanga

OWNER: CMI Corporate Marketing, Inc.

APPLICANT: Cory Isaacson

CASE PLANNER: Tyler Montgomery, Principal Regional Planner
TMontgomery@planning.lacounty.gov

REVISED RECOMMENDATION

LA County Planning staff (“Staff”) recommends that Project Number R2005-01452-(3), Variance Number 200900001, be continued to February 4, 2026, without opening the public hearing.

Staff recommends the following motion:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE VARIANCE NO. 200900001 TO FEBRUARY 4, 2026, WITHOUT OPENING THE PUBLIC HEARING.

BACKGROUND

This agenda item is a request to construct a new 4,000-square-foot single-family residence within 50 feet of a mapped significant ridgeline (“Project”) in the A-1-5 (Light Agricultural – Five-Acre Minimum Required Lot Area) Zone, and within the Santa Monica Mountains North Area Community Standards District, pursuant to County Code Section 22.56.260 as it existed

in 2009.¹ The Project is located at 2354 Topanga Canyon Boulevard in unincorporated Topanga. This is an appeal of the Hearing Officer's approval of June 24, 2025.

On September 24, 2025, the Regional Planning Commission continued the Project to December 10, 2025, without opening the public hearing, to provide Staff and the Applicant with time to study whether relocating the residence approximately 50 feet to the southwest would result in a better Project design. The Applicant has requested additional time to prepare conceptual plans of the relocated residence, as the process has taken longer than anticipated. Therefore, Staff recommends that the Project be continued again to February 4, 2026, without opening the public hearing. Staff believes this will give the Applicant adequate time to prepare the required plans.

If you have any questions or need additional information, please contact Tyler Montgomery of the Coastal Development Services Section at tmontgomery@planning.lacounty.gov.

Report

Reviewed By:

Rob Glaser

Robert Glaser, Supervising Regional Planner

Report

Approved By:

M. Glaser

Mitch Glaser, Assistant Administrator

¹ Note: Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Project applicant chose to have the complete Variance application be subject to the zoning and regulations in effect at the time it was submitted in 2009.